

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN, PC  
5 Riverchase Ridge  
Birmingham, Alabama 35244

MARCUS P. CHAMBERLIN  
755 OLD CAHABA DRIVE  
HELENA, AL 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **TWO HUNDRED TEN THOUSAND DOLLARS 00/100 (\$210,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **KYLE STOKES and ELIZABETH STOKES** <sup>\*HUSBAND AND WIFE</sup> (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MARCUS P. CHAMBERLIN and SHAWNA CHAMBERLIN, HUSBAND and WIFE** (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 640, according to the Survey of Old Cahaba, Westchester Sector, as recorded in Map Book 23, Page 150, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009, WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.**
2. **EASEMENTS AND BUILDING LINES AS SHOWN ON RECORD MAP.**
3. **RESTRICTIONS AS SET OUT ON RECORDED PLAT.**
4. **RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO CAHABA RIVER.**
5. **RIGHT OF WAY GRANTED TO SHELBY COUNTY AS SET FORTH IN VOLUME 155, PAGE 331; VOLUME 155, PAGE 425 AND LIS PENDENS BOOK 2, PAGE 165, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**
6. **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET FORTH IN VOLUME 247, PAGE 853; VOLUME 131, PAGE 447 AND VOLUME 139, PAGE 238.**
7. **TITLE TO ALL OIL, GAS AND MINERALS WITHIN THE UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN VOLUME 61, PAGE 164, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
8. **COVENANTS AND AGREEMENTS RELATING TO ROADWAY EASEMENTS, RECORDED IN VOLUME 133, PAGE 277, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
9. **TIMER DEED RECORDED IN INSTRUMENT NO. 1997-28869 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**



10. **SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN 1998-17495, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

\$214,515.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **KYLE STOKES and ELIZABETH STOKES**, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of May, 2010.

  
\_\_\_\_\_  
**KYLE STOKES**

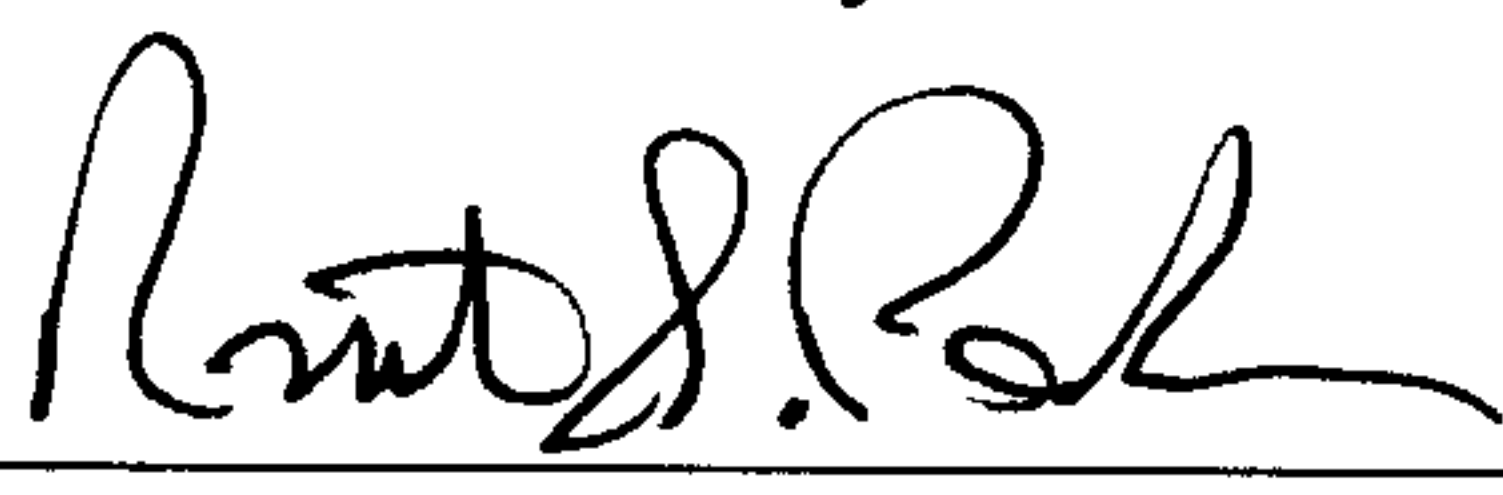
  
\_\_\_\_\_  
**ELIZABETH STOKES**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **KYLE STOKES and ELIZABETH STOKES**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of May, 2010.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/16/10

